

March 10, 2010

ITEM NO. B3

**AUTHORIZATION TO EXECUTE A CONTRACT WITH PARTNERSHIP FOR
TRANSFORMATION FOR AUTHORITY-WIDE CONSTRUCTION MANAGEMENT
SERVICES**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners (“Board”) authorize the Chief Executive Officer or his designee to execute a contract with Partnership for Transformation for a one-year term in an amount not-to-exceed \$2,975,581.00, with two one-year options, subject to the Board’s approval, for Authority-wide construction management services for the Capital Construction Department’s rehabilitation, and capital maintenance activities associated with the Capital Improvement Program.

FUNDING

General Fund

Specification No.: 09 - 00403	Date Advertised:	November 23, 2009
Vendor: Partnership for Transformation	Pre-Proposal Meeting:	December 1, 2009
Deryl McKissack	Addendum No. 1:	December 11, 2009
205 Michigan Ave Suite 1930	Addendum No. 2:	December 14, 2009
Chicago IL 60601	Date Proposals Opened:	December 21, 2009
Contract Type: Professional Services	Advertisement Publications:	Chicago Sun-Times
Contract Amount: Base Year –		Chicago Defender
NTE \$2,975,581.00		Extra
Option Year – 1		CHA website
NTE \$2,382,325.00		BuySpeed Online
Option Year – 2		
NTE \$1,915,847.00		
Number of Vendors Solicited: 225		
(including 39 M/W/DBE Firms)		
Assist Agencies: 44		
Number of Pick-Ups: 86		
(including 18 M/W/DBE Firms)		
Number of Downloads: not available		
Contract Period: One (1) Year		
Option Periods: Two One-Year Options		

M/W/DBE Participation:

Direct MBE ____% WBE 45% DBE ____%

Indirect MBE ____% WBE ____% DBE ____%

Waiver ____ Yes/No

Section 3:

3 (#) Hiring ____ (\$) Subcontracting 2,500 (\$) Other Economic Opportunities

GENERAL BACKGROUND

In order to effectively complete all capital construction, rehabilitation, modernization, environmental and demolition activities in conjunction with the Chicago Housing Authority's ("CHA") Plan for Transformation, the CHA requires a full service professional Construction Management ("CM") firm to provide all necessary program and construction services related to these activities. These activities include, but are not limited to, program management, strategic planning, reporting, scheduling, design management, procurement development, construction administration, construction monitoring, including site work, and observation, change orders, claim resolution, payment processing, close-out and warranty, cost estimating and budgeting analysis and consulting services at various properties within the CHA's portfolio.

The CM will directly report to the CHA's Vice President for the Capital Construction Department.

PROCUREMENT HISTORY

The CHA advertised Request for Proposal No. 09 – 00403 ("RFP") on November 23, 2009 for Authority-wide construction management services for the Plan for Transformation in the Chicago Sun-Times, the Chicago Defender and Extra, on the CHA's website, and at BuySpeed Online. The CHA also directly solicited two hundred twenty-five (225) firms, including thirty-nine (39) M/W/DBE firms. Eighty-six (86) firms picked up copies of the solicitation. Addendum No. 1 was issued on December 11, 2009 to respond to Requests for Information ("RFI") and distribute a job description for the Field Manager position and a list of private property managers and their assignments. Addendum No. 2 was issued on December 14, 2009 to answer one (1) remaining RFI. The CHA received eight (8) proposals on December 21, 2009. An Evaluation Committee, consisting of four (4) staff members chosen from the Office of Development Management, Finance Division, Asset Management and the Legal Department, reviewed and scored the written proposals.

Four (4) Respondents were found to be in the competitive range, which was set by CHA's Contracting Officer. The Four (4) Respondents, Bovis Lend Lease, AECOM, Jones Lang LaSalle and Partnership for Transformation were invited to make presentations and hold discussions with the CHA. After further evaluations following the presentations and discussions with the four Respondents, the Contracting Officer set a second competitive range narrowing the field to AECOM and the Partnership for Transformation. Upon further consideration following additional discussions with these two firms, the Capital Construction Department concluded that Partnership for Transformation provides the best overall combination of expertise, knowledge,

understanding, competence, ability and cost. The Partnership for Transformation is a joint venture consisting of McKissack & McKissack Midwest, Inc., The Rise Group, LLC and URS Corporation.

Based upon the foregoing, it is in the best interest of the CHA to execute a contract for Authority-wide construction management services with Partnership for Transformation in an amount not-to-exceed \$2,975,581.00. The contract will be awarded for a one (1) year base period with two (2) one (1) year renewal options. The amount of the first one (1) year renewal option is not-to-exceed \$2,382,325.00 and the amount of the second one (1) year renewal option is not-to-exceed \$1,915,847.00.

This award is subject to the firm's compliance with CHA's M/W/DBE, Section 3 resident hiring, and bonding and insurance requirements.

RESOLUTION NO. 2010-CHA-27

WHEREAS, the Board of Commissioners has reviewed Board Letter dated March 10, 2010, entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH PARTNERSHIP FOR TRANSFORMATION FOR AUTHORITY-WIDE CONSTRUCTION MANAGEMENT SERVICES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract for Authority-wide construction management services with Partnership for Transformation for a one-year term in an amount not-to-exceed \$2,975,581.00, with two one-year options, subject to the Board’s approval, for Authority-wide construction management services for the Capital Construction Department’s rehabilitation, and capital maintenance activities associated with the Capital Improvement Program.

This award is subject to the firm’s compliance with CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

